

Minutes from Community Development Authority

December 19, 2019

Present: James Dobbs, Jeremy Hinds, Kjell Erlandsson, Dave Gobis, William Streeter, Marla Wishau, Fran Martin

Also Present: Julie Anderson - Racine County Director of Public Works and Development Services; Larry Witzler – Graef; Lee Wishau – Village of Caledonia Trustee

1. Meeting called to order at 4:05 p.m. by William Streeter
2. Introduction of Guests: Julie Anderson and Larry Witzler
3. Approval of CDA Minutes from 11/ /19. Motion made by Dave Gobis, seconded by Kjell Erlandsson. Motion Carried.
4. Land Use Subcommittee – Jeremy Hinds
 - A. Goal of subcommittee to define specific zoning to certain areas in order to get the type of development that would be embraced by Caledonia residents, and transition with existing development. Some of the 2006 Land Use Plans should be incorporated into the new Village of Caledonia Land Use Plan. Also Pete Wagner is planning on aligning better defined Zoning/ Planning goals into the village code in the next 6 months to a year.
 - B. Pete said he is revising the zoning code, and he is partnering with Julie Anderson to assist with questions / issues
 - C. Julie said she was happy to attend the CDA meeting and pointed out she helps most of the communities in the county. Discussion started with the role of SEWRPC and how it impacts the Village of Caledonia. Julie wanted to clarify:
 1. SEWRPC prepares many of the Southeastern Wisconsin counties with long term planning
 2. Each community is responsible to develop their own detailed land use plan
 3. The goal of SEWRPC's comprehensive land use plan is to incorporate each communities plan into a county wide plan.
 4. There should be no competing documents. Communities land use plans, being more detailed and their own plan, will trump the SEWRPC plan. This does not mean that each community should not reach out to make sure changes made to their own land use plans are shared with the county and SEWRPC as they occur so everyone is aware of changes and future plans reflect the most recent detail in each community.
 5. Julie has met with other local governments to assist if needed.
 - D. The timeline for the finalization of the SEWRPC 2050 Land Use Plan is summer 2020. Julie said there is a Racine County Advisory Committee that will be chosen from heads of government of local communities. We need to be sure all the plans are correct by boundary. It is up to the communities to check boundary integrity. A public comment meeting is required, this is not the same as the neighborhood involvement we had with our prior 2006 Caledonia Land Use Plan.
 - E. The 2050 Transportation plan has already been approved by the region because Federal Transportation funds required it before the county / communities would be eligible to apply for those funds.
 - F. The Village of Caledonia should update their zoning maps, and share the new zoning / code detail as well as preparing a new map which could be incorporated into the 2050 Land Use Plan by SEWRPC.
 - G. Larry Weizler recommended the village look at the transportation models prepared by SEWRPC for 2050. Once the transportation is evaluated, decide what would be the best use for the land. Transportation planning directly affects the land use, and may change existing land use. This would be the correct way to develop land use long term planning. Larry pointed out we need a land use plan that requires better roads that carry traffic.
 - H. Larry also said it is to the villages advantage to put wording like “see Caledonia’s Neighborhood Plan” or reference the Village of Caledonia’s land use plans” in to 2050 SEWRPC Land Use Plan to assist in making sure all those reading the SEWRPC Land Use Plan realize there is more detail they can obtain at the Village. He said we could have a village-wide plan or just make plans neighborhood by neighborhood or have plans for some areas (ie: I94 to Franksville) and not others.
 - I. Larry thanked the group for asking him to attend. He used to work for PDI (the company who did the 2006 Land Use Plan for the Village) and said PDI was incorporated into Graef Engineering in 2008. They work from downtown Milwaukee and their primary focus is Southeastern Wisconsin. (Please see attached handout from Larry) Larry thought Caledonia had a lot of opportunity because it has the interstate, the coastline and rural areas.
 - J. Larry suggested designating neighborhoods by evaluating if each type of zoning is desirable / allowable w/conditions (permits or conditional use) or undesirable. Detailed, well thought out land use plans made by the Village allow each neighborhood to define their own area. People on different sides of town have different ideas about what is important to them, and so protect each areas value.

- K. Larry suggested workshops with 6 people to a group where we discuss the different areas of Caledonia (possibly the same areas as defined in the 2006 plan) and discuss plans for each area. Allows sharing of information. He offered a pro bono charrette – which would be what Graef calls this process.
- 5. Planning and Zoning / Blight update: Pete Wagner
 - A. Bill Streeter thanked Pete for all the work he has accomplished in such a short time. The CDA had been working on blight issues for years, and finally there is progress thanks to the fine job Pete is doing with organization, legwork and ordinances updating and additions.
 - B. Pete provided a handout to share what has happened in the past month (see attached handout – 2pgs)
 - C. Pete expects another car sweep with the Caledonia Police Department in the spring
 - D. The software company has been very lax about getting the contract here. It is moving ahead now.
 - E. Code Enforcement review: Property Management / Accessory Buildings / and ROW (Right of Way)
- 6. Martha Hutsick reported there was no December meeting
- 7. Marla Wishau asked that signage be laid over until the January meeting
- 8. Lee Wishau said he has found an interesting recording system, but would like to “try it out” at our next meeting to see if it works. He asked if it would be an option to file a digital recording. The committee members said they would have to think about that, and would have to make sure only one person spoke at a time and there was no background noise...
- 9. Kjell Erlandsson reported spending approved by him in the amount of \$423 for the appreciation lunch for DOT Hwy 32 workers and a balance of \$11,260.
- 10. New Business: none
- 11. Meeting adjourned at 6:02 p.m. Motion made by Marla Wishau, Seconded by Kjell Erlandsson. Motion Carried.